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fore, according to which the great mass of modern text books are constructed, it possesses merit, and will doubtless be consulted by the busy practitioner in his hurried search for arguments and the most recent authorities, the only other treatises upon this particular topic being the Law of Promoters and Promotion of Corporations by Arthur M. Alger, published in 1897, and the admirable little treatise by Hibberty & Rafferty, published in 1898.

On the other side of the account, it should be stated that the author does not attempt to go below the surface of the authorities and to discover and to state firmly and concisely the fundamental principles and to classify the decisions in accordance therewith. There is considerable repetition and redundancy, and for the judge or student of law, if not also the busy practitioner, the treatise would be a more useful one, if it contained more statements of principles and classification of cases, definite and firmly discriminating, and less matter which belongs more properly to cyclopedias of law or digests.

In consequence of the vast increase of the volume of litigation and the number of recorded decisions, a clear grasp of basic principles has become more and more important and the crying need of our profession is not for more text books but for better text books. Indeed, no one should now undertake to write a text book on any topic of the law merely for the purpose of citing the cases and restating the decisions and judicial opinions without an attempt at a discriminating analysis and a willingness to reject as unsound decisions which are really in conflict with the fundamental principles. The Law of Promoters is a branch of the Law of Contracts and Equity, its principles are simple and few in number, and it should not require five or six hundred pages to give an adequate statement of these principles and an adequate classification of the decisions.

The study of the Law of Promoters may be commended to those who have distrust of our courts and think of the law as a mass of technicalities rather than as a great system of rules founded upon justice and good morals. The author himself in his preface speaks of the question of promoters' profits being "a matter which, under the decisions, depends not so much upon the fair dealing of the promoters as upon the astuteness of their attorneys". It is submitted that the Law of Promoters is hardly open to this criticism—that on the contrary, it exhibits an earnest effort on the part of our judges to determine the rather complicated questions growing out of the activities of promoters upon wholesome principles of justice and morality.

*George F. Canfield.*

THE GIST OF REAL PROPERTY LAW. By HAROLD G. ARON. New York: WRITERS PUBLISHING CO. 1916. pp. xiii, 264.

As the title implies, and as the author states in his foreword, this work is a summary or condensation of the various rules of real property with particular reference to the law of New York, New Jersey and the Eastern States. The natural bulkiness of all previous works on real property has made it almost impracticable for the student or practitioner to use them as a methodical means of learning the important principles of real property law, especially in view of the customary lengthy diversions and copious footnotes. Mr. Aron's book has the

merit of being brief and at the same time of setting forth with accuracy, practically every fundamental rule of real property. Much of the subject matter is necessarily cryptic and indeed at times unintelligible to a person not already fairly well acquainted with the subject. For instance, the treatment, on page 34, of implied reservations and easements of necessity, while giving the technical rules with precision, is open to the criticism that it gives no examples of such easements and leaves the uninitiated reader in a state of confused speculation as to what the practical application of the rules really is. However, it was not to be expected that there would be space for much explanatory matter, nor for theoretical discussion, the absence of which is also striking.

The arrangement of the book and its classification of the various and complex rules is admirable, and the style easy and flowing, a matter of no small difficulty or importance in a book of this kind. Part IV, comprising about 150 pages and including treatment of trusts, the various estates and future interests in real property, dower, curtesy, the law of landlord and tenant, the law of mortgages, the law of powers and the rule against perpetuities, is a truly remarkable piece of condensation and will prove especially valuable to law students for purposes of review, and to practitioners as a means of handy reference.

*Harold R. Medina.*

BOOKS RECEIVED:

FORMS, RULES AND GENERAL ORDERS IN BANKRUPTCY. By MARSHALL S. HAGER and THOMAS ALEXANDER. Second Edition by Marshall S. Hager. Albany: MATTHEW BENDER & Co. 1916. pp. liv, 909.

THE ELEMENTS OF INTERNATIONAL LAW. By GEORGE B. DAVIS. Fourth Edition revised by Gordon E. Sherman. New York: HARPER & BROS. 1916. pp. xxiv, 668.

THE PROSECUTION OF JESUS, ITS DATE, HISTORY AND LEGALITY. By RICHARD WELLINGTON HUSBAND. Princeton: PRINCETON UNIVERSITY PRESS. 1916. pp. v, 302.

PRINCIPLES OF LABOR LEGISLATION. By JOHN R. COMMONS and JOHN B. ANDREWS. New York: Harper & Bros. 1916. pp. 524.